

Submission for Call for Development Sites – Greater Cambridge Local Plan

Site Details

- **Location:** Land to the rear of 80-90 Lovell Road, Cambridge CB4 2QP
- **Site Area:** 0.46 acres (approx.)
- **Current Use:** Previously developed land
- **Proposed Use:** Residential development (5-9 homes)
- [REDACTED]
- **Available for development:** Immediately

Proposal Overview

This submission proposes the allocation of a previously developed site for the development of 5-9 high-quality homes within the Greater Cambridge Local Plan. The proposal aligns with national and local planning policies supporting sustainable housing growth, efficient land use, and high-quality design.

Historically the rear land was a commercial market garden business housing 140m² commercial greenhouse (still in situ) until approx 2016, after this business closed it has had no use – it is underutilised land in a highly sustainable location.

[REDACTED] under your ref: 23/50336/PRELV3. A revised site payout for a 9-unit dwelling scheme is enclosed.

5-unit scheme:



9-unit scheme – site layout:



Sustainability and Design Considerations

- **Low-Carbon Design:** Air source heat pumps, no gas connection, and energy-efficient construction.
- **Biodiversity Enhancements:** Tree planting and additional hedgerow to improve local ecology.
- **Efficient Land Use:** Utilises existing back land without compromising Lovell Road's character.
- **Sympathetic Scale and Materials:** The proposed 1.5 storey dwellings reference the existing architecture while maintaining a low visual impact compared to the 2-2.5 storey existing houses on Lovell Road.

Transport and Accessibility

- **5-unit scheme - Off-Road Parking:** Dedicated parking spaces for each dwelling scheme, meeting highway safety standards.
- **9-unit scheme Car free development:** with 1 disabled space.
- **Sustainable Transport Links:** Close proximity to public transport options and cycling infrastructure.
- **Access:** from Highways compliant new street between 80 & 82 Lovell Road.

Addressing Potential Concerns

- **Character Impact:** The development's design is sensitive to the surrounding streetscape, taking architectural cues from existing dwellings.
- **Overlooking and Privacy:** Careful site planning ensures no adverse overlooking or loss of privacy for existing residents.
- **Traffic and Access:** The new driveway and internal road layout meet highway safety standards and will not negatively impact road capacity.

Supporting Documents

- 9-unit scheme –Site Layout for a mix of 1 & 2 bedroom homes in a car free development.
- 5-unit scheme – Site Layout for mixture of 3 & 4 bedroom homes with parking.
- Site 80-90 Lovell Road CB4 2QP – Location Plan

Conclusion

This site represents an opportunity to deliver 5-9 high-quality, sustainable homes in line with local and national housing objectives. The proposal ensures environmental sensitivity, high-quality architectural design, and a positive contribution to local housing supply.

I respectfully request that this site be considered for inclusion in the Greater Cambridge Local Plan as part of the commitment to sustainable and diverse housing development.

